



# Emmaus Village Carlton

*A community of Emmaus Turvey Ltd*

School Lane

Carlton,

Bedford MK43 7LQ

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*Homing in on hope for the homeless*

Patrons  
Mr Samuel C. Whitbread,  
Lord Lieutenant of Bedfordshire  
The Rt. Rev. Richard N. Inwood  
Bishop of Bedford  
The Rt. Rev. Peter Doyle  
Bishop of Northampton

## Summary Annual Report for Emmaus Village Carlton for the year ended 30 June 2007

### Activities

The year to end of June 2007 was another of significant progress for the charity, with many positive developments for our Companions, Staff team and the site. Although there is still much to do, EVC is now firmly established as a place of hope for the homeless and a respected part of the wider community.

The refurbished accommodation allowed the number of Companions to rise steadily to the capacity of 29 and provided a standard of accommodation that ensures privacy whilst maintaining the sense of community. By the end of the year, a total of over 25,000 nights had been spent at EVC by Companions since doors opened in 2001. The average length of stay was approximately 7 months. The Companions achieved many personal triumphs from invaluable contributions to the business and community life, through gaining training qualifications to addressing the problems associated with previously being homeless.

Under the direction of the Community Leaders, Helen Jago and Mike O'Meara, Staff members developed further into a cohesive team at the hub of the project. The Trustees wish to record their gratitude to them, and in particular to Jeff Varnham who retired having been with EVC since its opening. It is fully appreciating that so much of their work goes on behind the scenes.

The Under 1 Roof project was completed and is helping us push back the boundaries in terms of recycling as well as improving how we prepare goods for resale.

3 Transitional flats have been built which are helping previous Companions in overcoming the challenge of moving on to independent living.

The functioning of the community is highly dependent upon volunteers through sorting of goods for resale and recycling, to assisting in the Bric-a-Brac shop and Bistro, driving the van, administration and fundraising. A central register of volunteers is maintained, and regular functions are organized for volunteers to become acquainted with Companions and staff. Not only could we not survive without their hours of toil and specialist skills, but they are also a vital ingredient in the unique atmosphere at EVC that is fundamental to our success.

### Achievements and performance

The majority of charitable activities consist of sustaining and maintaining the community, with funding being derived from the Bistro and Bric-a-brac shop and Furniture Showroom. Performance here is monitored against a Trustee-approved budget and has shown year-on-year improvement, and regularly turned over well in excess of £5,000 per week. Although this is sufficient to meet the charity's day-to-day running expenses, we are keen to increase sales so that we can generate further surpluses to invest in the project and enhance the opportunity offered to Companions.



Emmaus Village Carlton  
(a Community of Emmaus Turvey Ltd. - Registered Charity No. 1083113)  
Registered Office: Emmaus Village Carlton, School Lane, Carlton, Beds MK43 7LQ  
VAT Reg. No. 786 6916 62



### **Plans for future periods**

The Trustees frequently review a prioritized list of site and infrastructure improvements, and implementation is approved as funds become available.

In the near future, a phased development of the following projects will be rolled out as financial and management resources permit to accommodate increasing trade:

- 1 Refurbishment and extension of the Bistro
- 2 Refurbishment of furniture processing and retail areas.

### **Financial Status**

#### Balance sheet as at 30 June 2007

The Company held Net Assets of £127,388, of which £58,782 were 'restricted funds' (donations or grants designated for use on specific projects).

#### Financial activities for the year ended 30 June 2007

The Company had a total income of £533,347.

This was comprised of:

'Voluntary' income (grants and donations)	£145,992
Income from charitable activities	£387,355

Resources expended were £666,952, of which £276,570 was spent on the renovation of parts of the site at Carlton that were acquired in a state of dilapidation.